



VARIANCE APPLICATION

CITY OF WORCESTER ZONING BOARD OF APPEALS

455 Main Street, Room 404, Worcester, MA 01608

Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Address: 153 Green Street

Parcel ID or MBL: 05-005-00001

If more than one structure on the lot, identify relevant structure requiring relief: _____

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:	5	Setback required:	
Square footage provided:		Setback provided:	0	Setback provided:	
Relief requested:		Relief requested:	5	Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

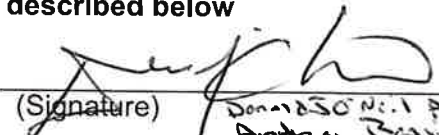
1. Property Information

- a. 153 Green Street
Address(es) – please list all addresses the subject property is known by
- b. 05-005-00001
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69069 Page 60
Current Owner(s) Recorded Deed/Title Reference(s)
- d. Business General (BG-6.0); Commercial Corridor Overlay District (CCOD-D); & Blackstone Canal Sign Overlay District (DSOD)
Zoning District and all Zoning Overlay Districts (if any)
- e. Two story commercial building under renovation with proposed commercial space on the first floor and apartments above.
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. No apartments at present. 43 apartments approved / 53 proposed.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. 153 Green Street, LLC
Name(s)
- b. 345 Boylston Street, Suite 300, Newton, MA 02459
Mailing Address(es)
- c. rossi34esq@aol.com; (617) 224-2475
Email and Phone Number(s)
- d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below


 (Signature) Donald S. Nelson Attorney for Anthony Rossi, Manager

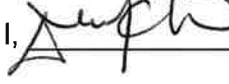
3. Owner of Record Information (if different from Applicant)

- a. 153 Green Street, LLC
Name(s)
- b. 345 Boylston Street, Suite 300, Newton, MA 02459
Mailing Address(es)
- c. rossi34esq@aol.com; (617) 224-2475
Email and Phone Number

4. Representative Information

- a. Donald J. O'Neil
Name(s)
- b. 
Signature(s)
- c. 688 Pleasant Street, Worcester, MA 01602
Mailing Address(es)
- d. djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number
- e. Lawyer
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I,  Attorney for Anthony Rasi Owner of Record of the property listed with the
manager of 153 Green Street LLC
 Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 005 Lot(s) 00001, do hereby
 authorize Donald J. O'Neil to file this application with the Division of Planning &
 Regulatory Services of the City of Worcester on this the 8th day of April, 2024.

6. Proposal Description

- a. Reconfigure first floor commercial space to accommodate 9 apartments fronting on the rear wall.
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
- b. Site Plan Approval from Planning Board obtained for 43 apartments units with commercial space on first floor.
Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)
- d. Permits have been issued for approved use. Renovation underway.
Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g., a cease-and-desist order has been issued)?
- e. Front yard setback for ground floor apartment use is required by CCOD-D regulations.
List any additional information relevant to the Variance (s)

VARIANCE - FINDINGS OF FACT

In the spaces below, please explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(3) of the Zoning Ordinance. Attach additional supporting documentation as necessary.

1. Describe how a literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

A literal enforcement of the provisions of the Zoning Ordinance would involve a substantial financial hardship for the Petitioner in the ground floor use of the building on the site would not be available for residential use notwithstanding the fact that the apartment use within the building would be set back behind proposed commercial space almost 50 feet from Green Street.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

The depth of the building on the site presents a hardship for the owner in that the space along the rear building wall is not suitable or needed for the proposed commercial space areas fronting on Green Street. This situation is not generally present in the zoning district in which the premises are located where the building depths tend to be shallower.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

Relief may granted without detriment to the public good since the intent of the setback to separate residential uses from street traffic can be accomplished by screening the proposed residential use with the commercial space units proposed for the Green Street frontage. The creation of 9 additional dwelling units by utilizing unneeded space within the building also benefits the public good by providing additional housing options for City residents.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants, or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

The requested relief is the minimum needed for the intended use of the property.

TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

If a Partnership or Multiple Owners:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. 153 Green Street, LLC
Full Legal Name
- k. Massachusetts Worcester
State of Incorporation Principal Place of Business
- l. 345 Boylston Street, Suite 300, Newton, MA 02459
Mailing Address or Place of Business in Massachusetts
- m. *[Signature]* Attorney For Anthony Rossi, Manager
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
OF 153 Green Street, LLC
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges